

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO: 2019-738
ADDRESS: 429 DEVINE ST
LEGAL DESCRIPTION: NCB 2957 BLK 1 LOT 8
ZONING: R-5, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Michael Long/Long House Builders
OWNER: Richard and Susan Theis/THEIS RICHARD R & SUSAN E
TYPE OF WORK: Amendment to previously approved design
APPLICATION RECEIVED: December 04, 2019
60-DAY REVIEW: February 02, 2020
CASE MANAGER: Edward Hall

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design for new construction. Within this request, the applicant has proposed the following:

1. Removal of the attic vents at the top of the gable walls.
2. Modify the design of the three faux windows on the east façade from 4' wide by 5' tall to 2' – 8" wide by 5' tall.
3. Modify the previously approved cladding material from wood siding to a three coat stucco.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on nonresidential

building types are more typically flat and screened by an ornamental parapet wall.

ii. *Façade configuration*—The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*—New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

3. Materials and Textures

A. NEW MATERIALS

i. *Complementary materials*—Use materials that complement the type, color, and texture of materials traditionally found in the district. Materials should not be so dissimilar as to distract from the historic interpretation of the district. For example, corrugated metal siding would not be appropriate for a new structure in a district comprised of homes with wood siding.

ii. *Alternative use of traditional materials*—Consider using traditional materials, such as wood siding, in a new way to provide visual interest in new construction while still ensuring compatibility.

iii. *Roof materials*—Select roof materials that are similar in terms of form, color, and texture to traditionally used in the district.

iv. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alterations and Maintenance section for additional specifications regarding metal roofs.

v. *Imitation or synthetic materials*—Do not use vinyl siding, plastic, or corrugated metal sheeting. Contemporary materials not traditionally used in the district, such as brick or simulated stone veneer and Hardie Board or other fiberboard siding, may be appropriate for new construction in some locations as long as new materials are visually similar to the traditional material in dimension, finish, and texture. EIFS is not recommended as a substitute for actual stucco.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

6. Mechanical Equipment and Roof Appurtenances

A. LOCATION AND SITING

- i. Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.
- ii. Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right-of-way.

B. SCREENING

- i. Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.
 - ii. Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.
 - iii. Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.
- Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

B. NEW FENCES AND WALLS

- i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.
- ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district. New front yard fences or wall should not be introduced within historic districts that have not historically had them.
- iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.
- iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.
- v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

3. Landscape Design

A. PLANTINGS

- i. Historic Gardens*—Maintain front yard gardens when appropriate within a specific historic district.
- ii. Historic Lawns*—Do not fully remove and replace traditional lawn areas with impervious hardscape. Limit the removal of lawn areas to mulched planting beds or pervious hardscapes in locations where they would historically be found, such as along fences, walkways, or drives. Low-growing plantings should be used in historic lawn areas; invasive or large-scale species should be avoided. Historic lawn areas should never be reduced by more than 50%.
- iii. Native xeric plant materials*—Select native and/or xeric plants that thrive in local conditions and reduce watering usage. See UDC Appendix E: San Antonio Recommended Plant List—All Suited to Xeriscape Planting Methods, for a list of appropriate materials and planting methods. Select plant materials with a similar character, growth habit, and light requirements as those being replaced.
- iv. Plant palettes*—If a varied plant palette is used, incorporate species of taller heights, such informal elements should be restrained to small areas of the front yard or to the rear or side yard so as not to obstruct views of or otherwise distract from the historic structure.
- v. Maintenance*—Maintain existing landscape features. Do not introduce landscape elements that will obscure the historic structure or are located as to retain moisture on walls or foundations (e.g., dense foundation plantings or vines) or as to cause damage.

B. ROCKS OR HARDSCAPE

- i. Impervious surfaces*—Do not introduce large pavers, asphalt, or other impervious surfaces where they were not historically located.
- ii. Pervious and semi-pervious surfaces*—New pervious hardscapes should be limited to areas that are not highly visible,

and should not be used as wholesale replacement for plantings. If used, small plantings should be incorporated into the design.

iii. Rock mulch and gravel - Do not use rock mulch or gravel as a wholesale replacement for lawn area. If used, plantings should be incorporated into the design.

D. TREES

i. Preservation—Preserve and protect from damage existing mature trees and heritage trees. See UDC Section 35-523 (Tree Preservation) for specific requirements.

ii. New Trees – Select new trees based on site conditions. Avoid planting new trees in locations that could potentially cause damage to a historic structure or other historic elements. Species selection and planting procedure should be done in accordance with guidance from the City Arborist.

5. Sidewalks, Walkways, Driveways, and Curbing

A. SIDEWALKS AND WALKWAYS

i. Maintenance—Repair minor cracking, settling, or jamming along sidewalks to prevent uneven surfaces. Retain and repair historic sidewalk and walkway paving materials—often brick or concrete—in place.

ii. Replacement materials—Replace those portions of sidewalks or walkways that are deteriorated beyond repair. Every effort should be made to match existing sidewalk color and material.

iii. Width and alignment—Follow the historic alignment, configuration, and width of sidewalks and walkways. Alter the historic width or alignment only where absolutely necessary to accommodate the preservation of a significant tree.

iv. Stamped concrete—Preserve stamped street names, business insignias, or other historic elements of sidewalks and walkways when replacement is necessary.

v. ADA compliance—Limit removal of historic sidewalk materials to the immediate intersection when ramps are added to address ADA requirements.

B. DRIVEWAYS

i. Driveway configuration—Retain and repair in place historic driveway configurations, such as ribbon drives. Incorporate a similar driveway configuration—materials, width, and design—to that historically found on the site. Historic driveways are typically no wider than 10 feet. Pervious paving surfaces may be considered where replacement is necessary to increase stormwater infiltration.

ii. Curb cuts and ramps—Maintain the width and configuration of original curb cuts when replacing historic driveways. Avoid introducing new curb cuts where not historically found.

7. Off-Street Parking

A. LOCATION

i. Preferred location—Place parking areas for non-residential and mixed-use structures at the rear of the site, behind primary structures to hide them from the public right-of-way. On corner lots, place parking areas behind the primary structure and set them back as far as possible from the side streets. Parking areas to the side of the primary structure are acceptable when location behind the structure is not feasible. See UDC Section 35-310 for district-specific standards.

ii. Front—Do not add off-street parking areas within the front yard setback as to not disrupt the continuity of the streetscape.

iii. Access—Design off-street parking areas to be accessed from alleys or secondary streets rather than from principal streets whenever possible.

B. DESIGN

i. Screening—Screen off-street parking areas with a landscape buffer, wall, or ornamental fence two to four feet high—or a combination of these methods. Landscape buffers are preferred due to their ability to absorb carbon dioxide. See UDC Section 35-510 for buffer requirements.

ii. Materials—Use permeable parking surfaces when possible to reduce run-off and flooding. See UDC Section 35-526(j) for specific standards.

iii. Parking structures—Design new parking structures to be similar in scale, materials, and rhythm of the surrounding historic district when new parking structures are necessary.

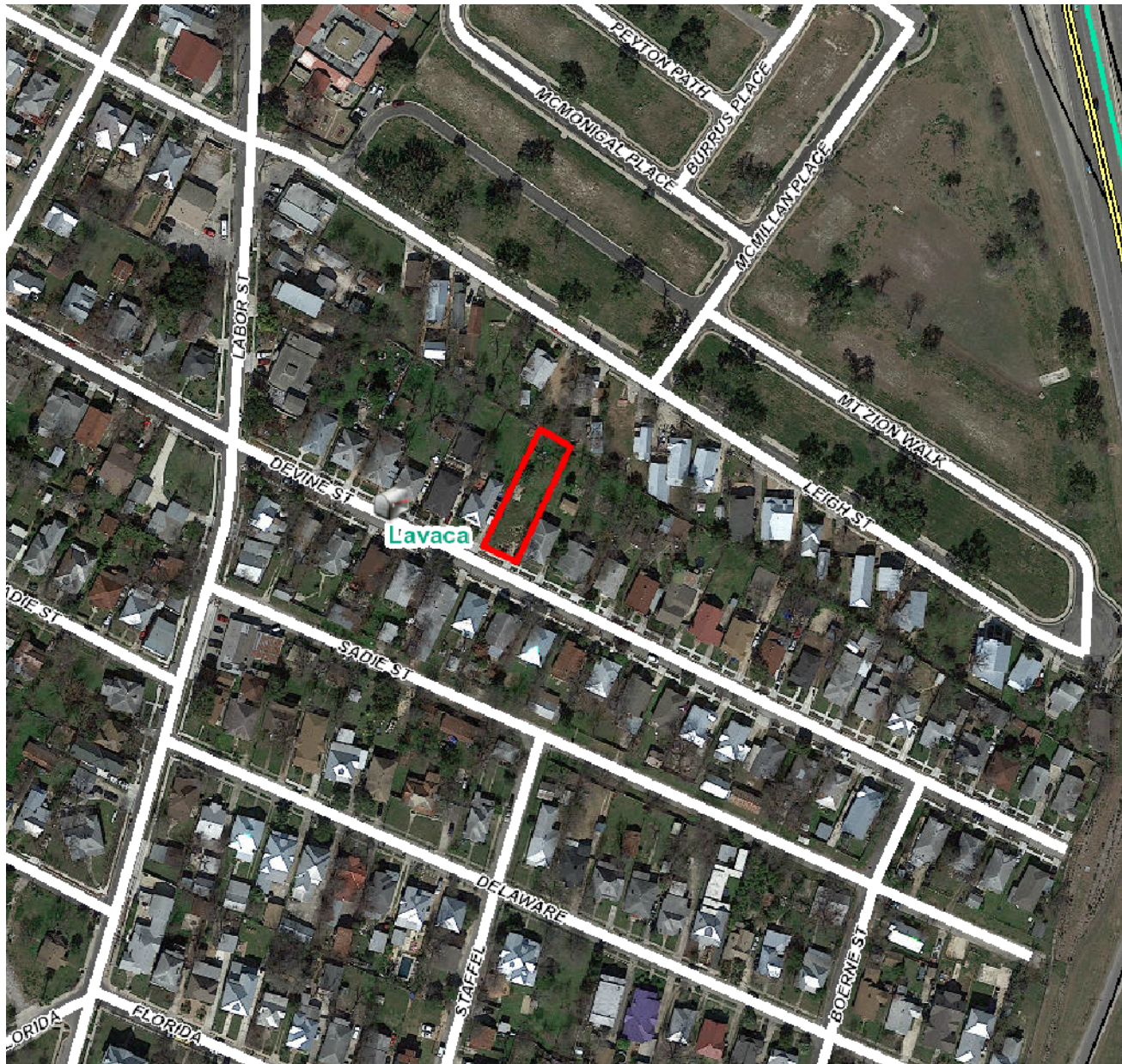
FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design for new construction located at 429 Devine, within the Lavaca Historic District. The previous design received a Certificate of Appropriateness on April 18, 2018. There were no stipulations of the approval.
- b. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on December 11, 2019, where the committee noted that the proposed modifications were appropriate; however, there was a concern regarding stucco control joints, and that examples should be presented to the Commission.
- c. REMOVAL OF ATTIC VENTS – The applicant has proposed to remove the attic vents at the top of the gable walls. Generally, staff finds this to be appropriate.
- d. WINDOW OPENING MODIFICATION – The applicant has proposed to modify the design of the three faux windows on the east façade from 4' wide by 5' tall to 2' – 8" wide by 5' tall. These windows, as previously approved, featured contemporary profiles and functions, as they open into interior courtyards. Generally, staff finds the modification to the proposed size to be appropriate; however, staff finds that an updated detail should be submitted to staff for review that notes window framing and finish work. All other windows will remain unmodified, and are to follow the previously approved specifications.
- e. CLADDING MODIFICATION – The applicant has proposed to replace the previously approved wood siding with a three coat stucco application. While wood siding is the predominant historic material used throughout the district, there are examples of stucco and plaster throughout. Staff finds that plaster may be appropriate; however, staff finds that both control joints and textures should be submitted to staff for review and approval.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 based on findings a through e with the following stipulations:

- i. That an updated detail be submitted to staff for review that notes window framing and finish work.
- ii. That both control joints and textures for the proposed stucco should be submitted to staff for review and approval.



Flex Viewer

Powered by ArcGIS Server

Printed: Dec 13, 2017

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CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: DECEMBER 11, 2019 HDRC Case# _____

ADDRESS: 429 DEVINE Meeting Location: 1901 S ALAMO

APPLICANT: MIKE LONG / LONG HOUSE BUILDERS

DRC Members present: JEFF FETZER

Staff present: EDWARD HALL

Others present: NONE

REQUEST: AMENDMENTS TO THE PREVIOUSLY APPROVED DESIGN [SLATING TO
STUCCO/PLASTER], WINDOWS AND ATTIC VENTS.

COMMENTS/CONCERNS: ~~ML~~ ML: OVERVIEW OF PROPOSED AMENDMENTS
TO THE PREVIOUSLY APPROVED DESIGN. JF: HAS HARDIE BEEN CONSIDERED?
ML: WOULD LIKE TO AVOID ~~HARDIE~~ HARDIE; WILL USE A 3 COAT INTEGRAL
COLOR. ML: WILL NEED TO DEVELOP AN APPROPRIATE CONTROL/EXPANSION
JOINT DETAIL. JF: QUESTIONS REGARDING ~~DOOFING~~ DOOFING MATERIALS - ML:
STANDING SEAM METAL. JF+ML: DISCUSSION REGARDING THE LOCATION
OF CONTROL JOINTS. JF: CONCERNS REGARDING HOW MANY CONTROL
JOINTS MAY BE NEEDED ON BOTH FACADES. JF: PROVIDE EXAMPLES
WHEN COMING TO THE COMMISSION REGARDING STUCCO FINISH / CONTROL JOINTS.
COMMITTEE RECOMMENDATION: APPROVE [] DISAPPROVE []
APPROVE WITH COMMENTS/STIPULATIONS:

NO QUORUM

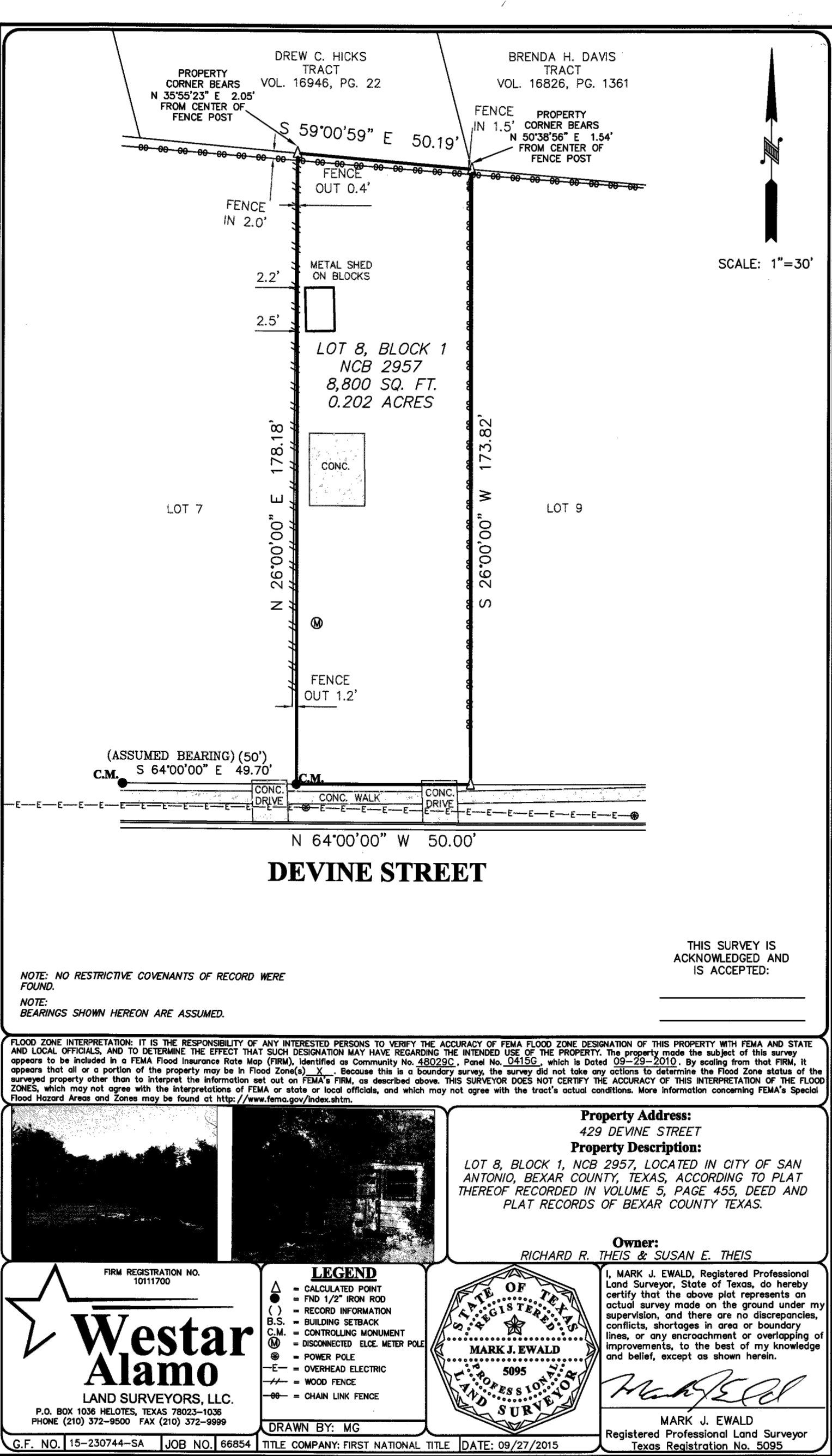
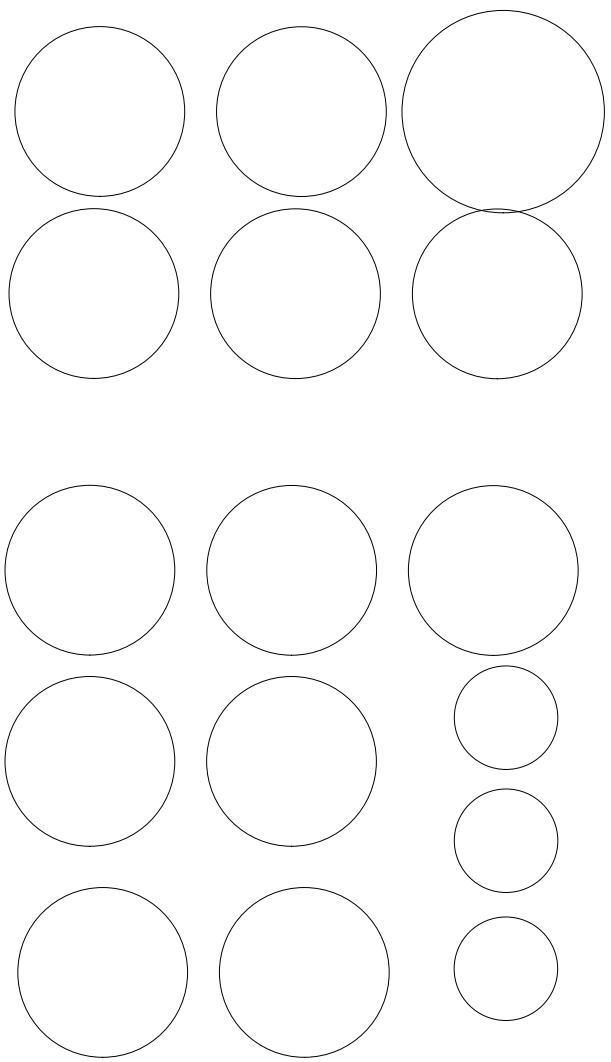
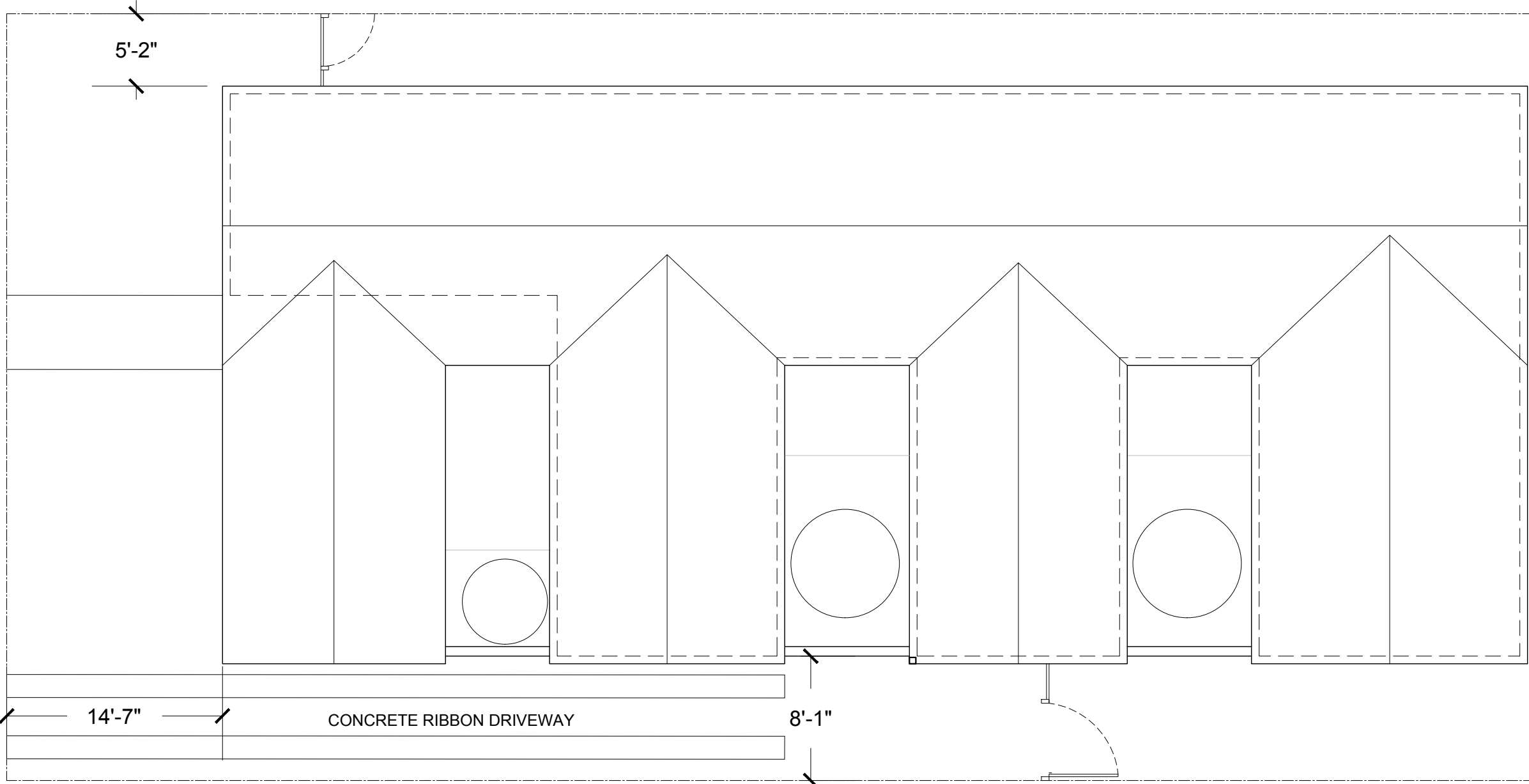
Committee Chair Signature (or representative)

Date

JF: NO ISSUE WITH A CHANGE TO STUCCO. SHOW WHERE CONTROL JOINTS WILL BE LOCATED.

1 SITE
SCALE 1/8" = 1'-0"

NOTES



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PROJECT # SA01

NOTES:
1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN.

Issued for Historical Preservation 2018/02/26
Issued for Bid 2019/09/15

THEIS FAMILY RESIDENCE

429 DEVINE ST.
SAN ANTONIO, TX.

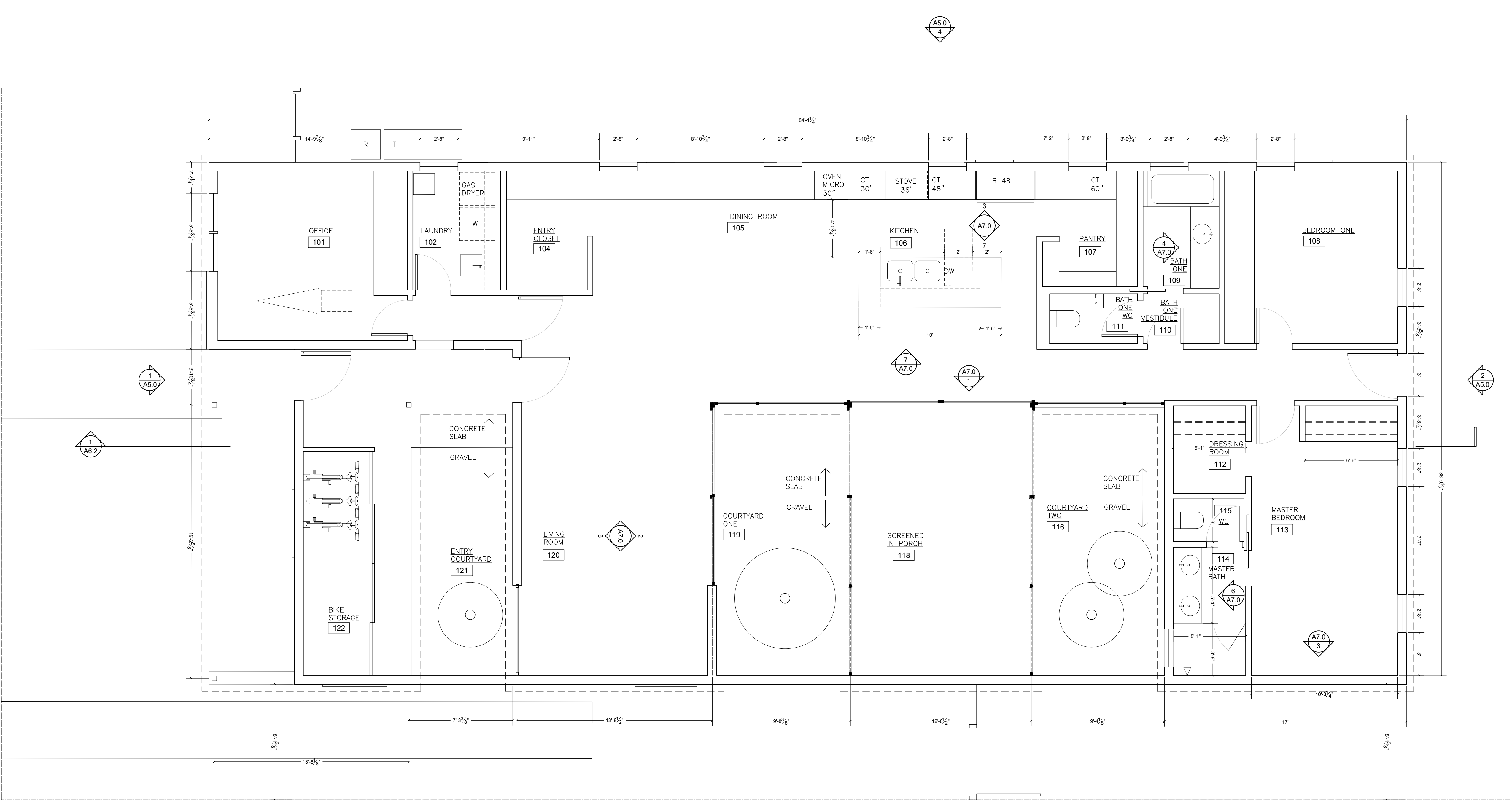
CONSTRUCTION SET

DATE:
September 15, 2019

DRAWING TITLE
SITE PLAN

SHEET

A1.0



1 FLOOR PLAN
SCALE 1/4" = 1'-0"

DOOR AND WINDOW
SCHEDULE ON SHEET A11.0

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PROJECT # SA01

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Issued for Bid 2018/06/15
Issued for Building Permit 2018/06/00
Issued for Construction 2019/06/00

THEIS FAMILY
RESIDENCE

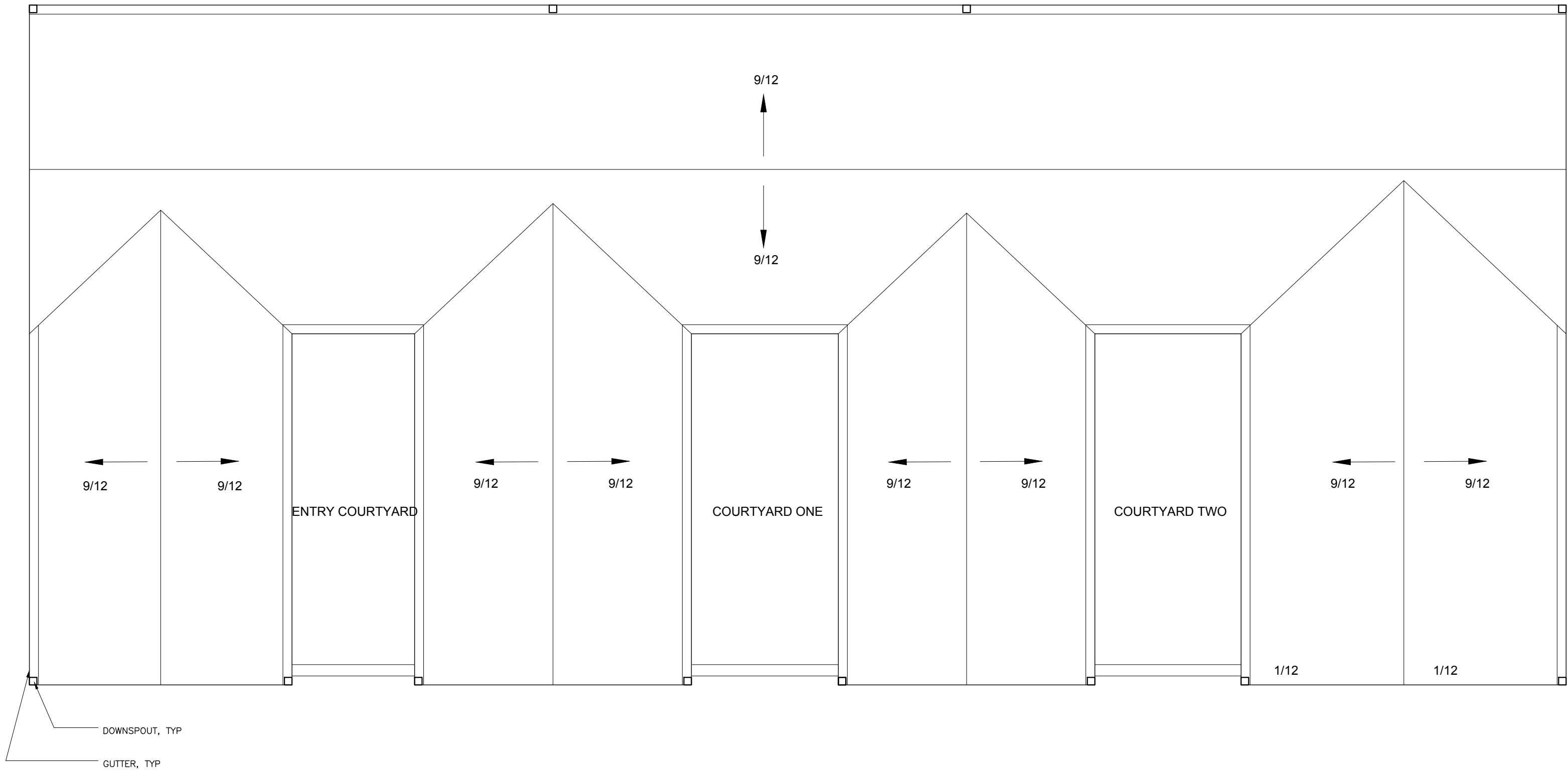
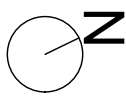
429 DEVINE ST.
SAN ANTONIO, TX.

CONSTRUCTION SET

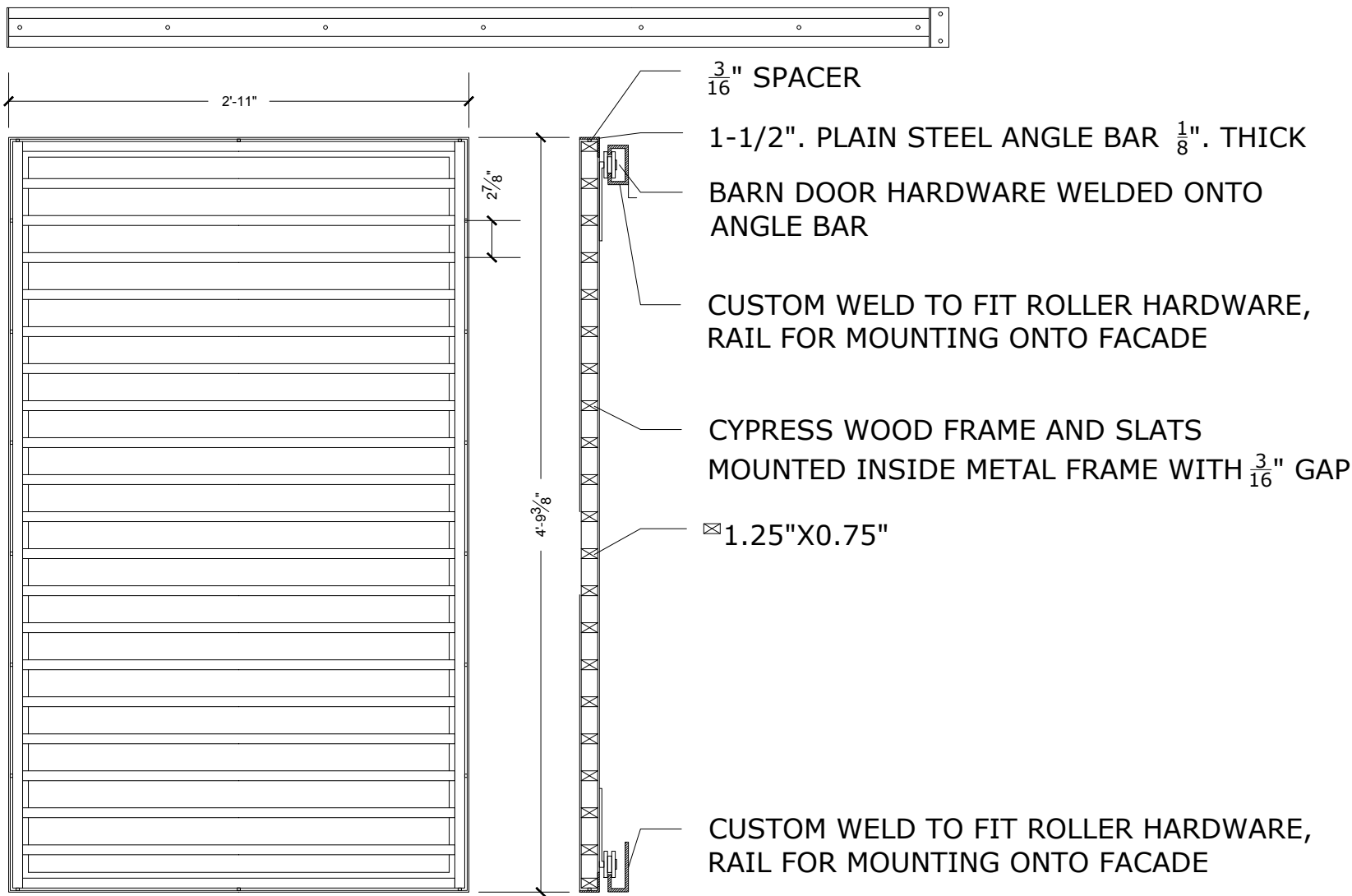
DATE:
September 15, 2019

DRAWING TITLE
FLOOR PLAN

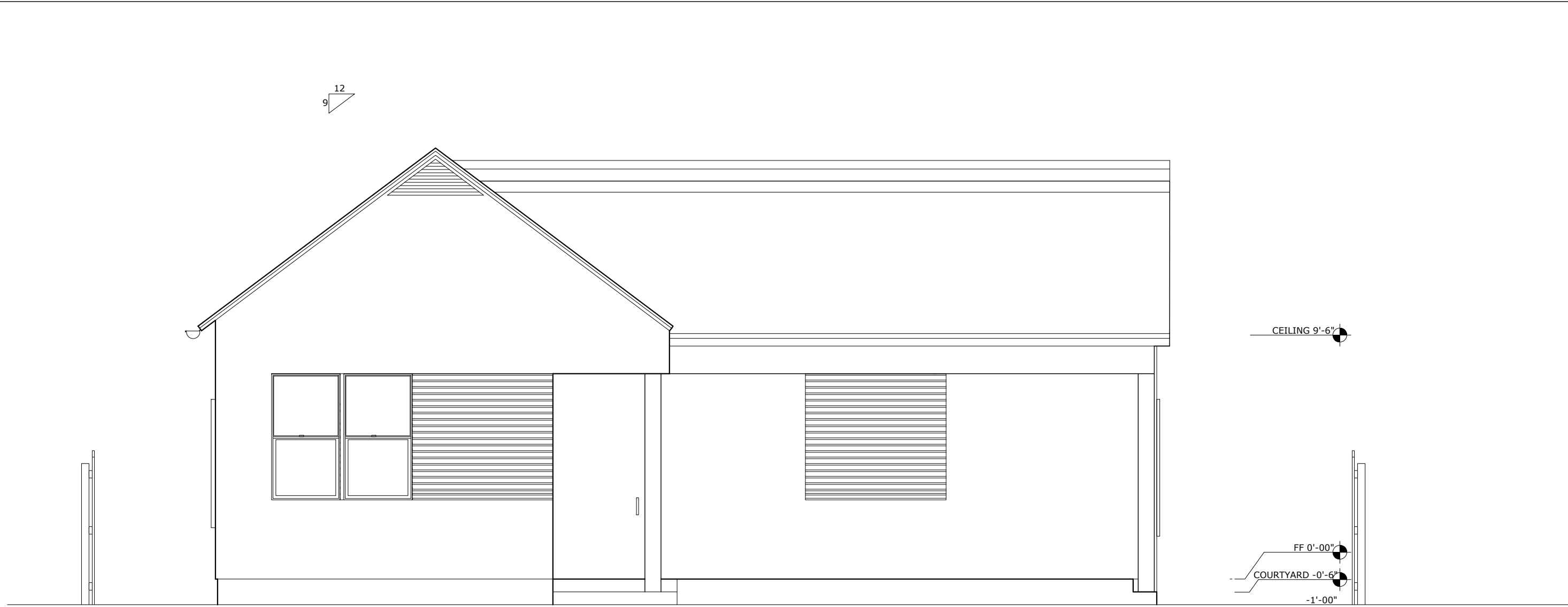
SHEET
A2.0



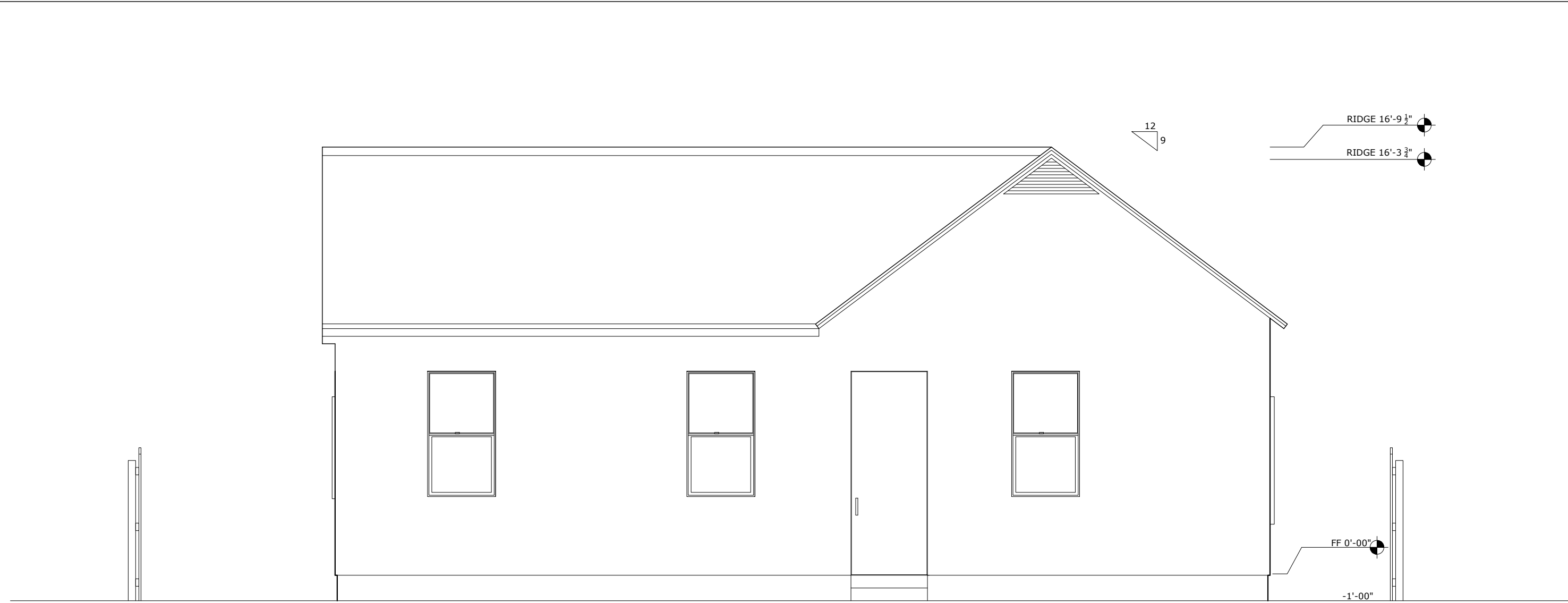
1 ROOF PLAN
SCALE: 3/16" = 1'-00"



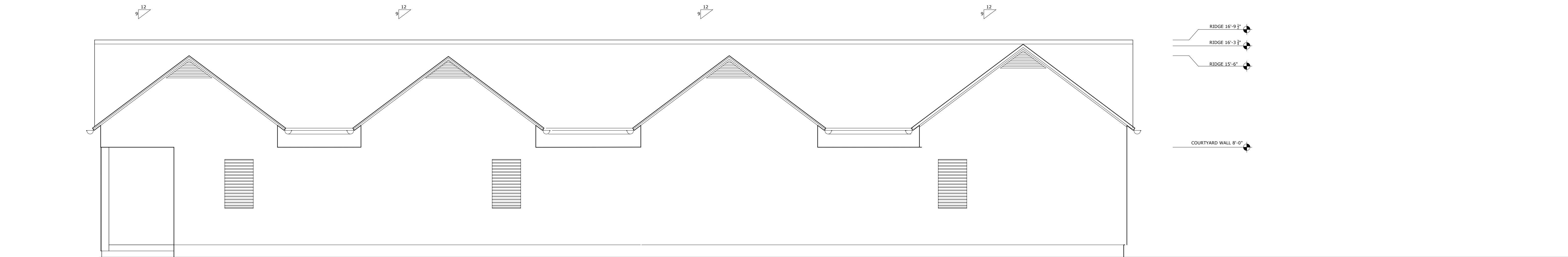
1 WINDOW SHUTTER DETAIL
SCALE: 1" = 1'-0"



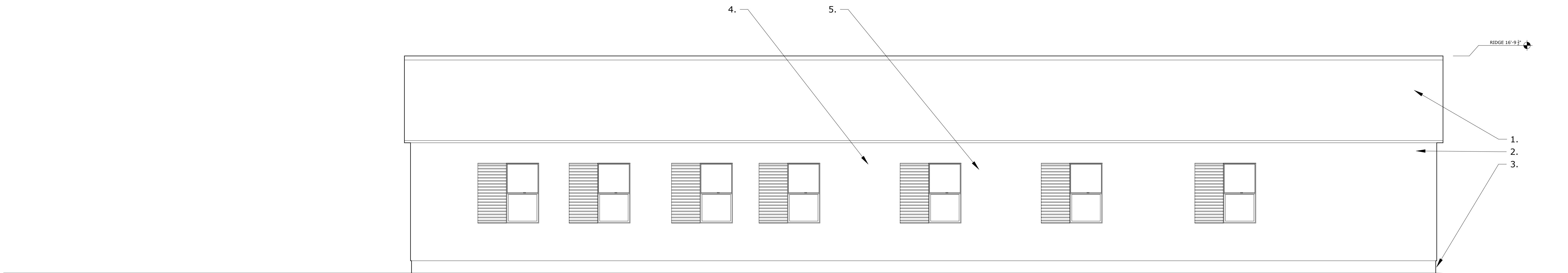
1 SOUTH ELEVATION
SCALE 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE 1/4" = 1'-0"



3 EAST ELEVATION
SCALE 1/4" = 1'-0"



4 WEST ELEVATION
SCALE 1/4" = 1'-0"

- ELEVATION MATERIAL KEY:
1. STANDING SEAM METAL ROOF WITH 21" WIDE PANELS, SEAM 1" HEIGHT, A CRIMPED RIDGE SEAM AND A STANDARD GALVALUME FINISH.
 2. WHITE STUCCO
 3. FOUNDATION BASE IS GRAY CONCRETE, AND IS ELEVATED MIN 6" ABOVE GRADE.
 4. EXTERIOR WINDOW SHADE: BLACK POWDER COATED STEEL FRAME WITH STAINED CYPRESS LOUVERS
 5. MILGARD ALUMINUM SINGLE HUNG WINDOW WITH CLEAR ANODIZED FINISH.

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PROJECT # SA01

NOTES:
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THEIS FAMILY
RESIDENCE

429 DEVINE ST.
SAN ANTONIO, TX.

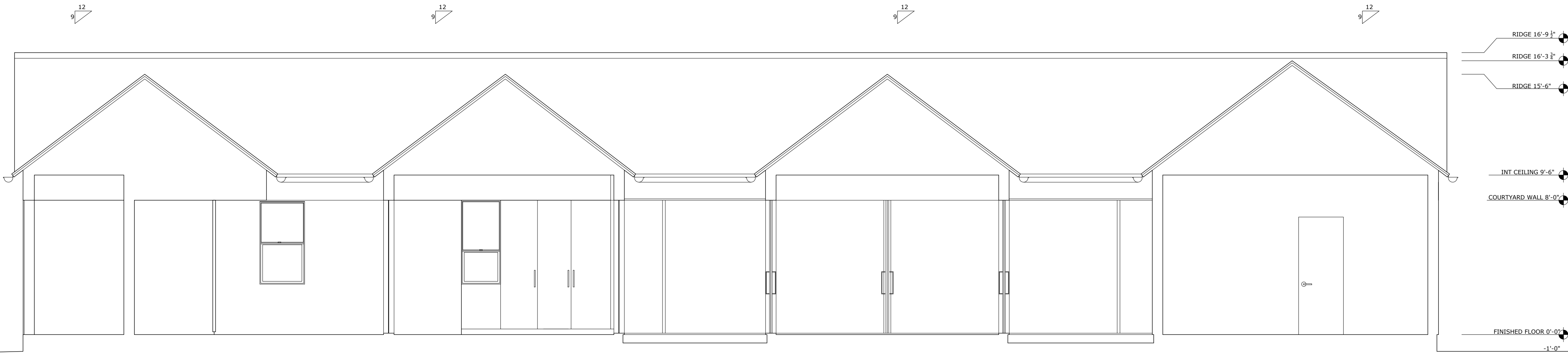
CONSTRUCTION SET

DATE:
September 15, 2019

DRAWING TITLE
EXTERIOR
ELEVATIONS

SHEET

A5.0



1 LONGITUDINAL SECTION THROUGH COURTYARDS FACING WEST
SCALE 1/4" = 1'-0"

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PROJECT # SA01

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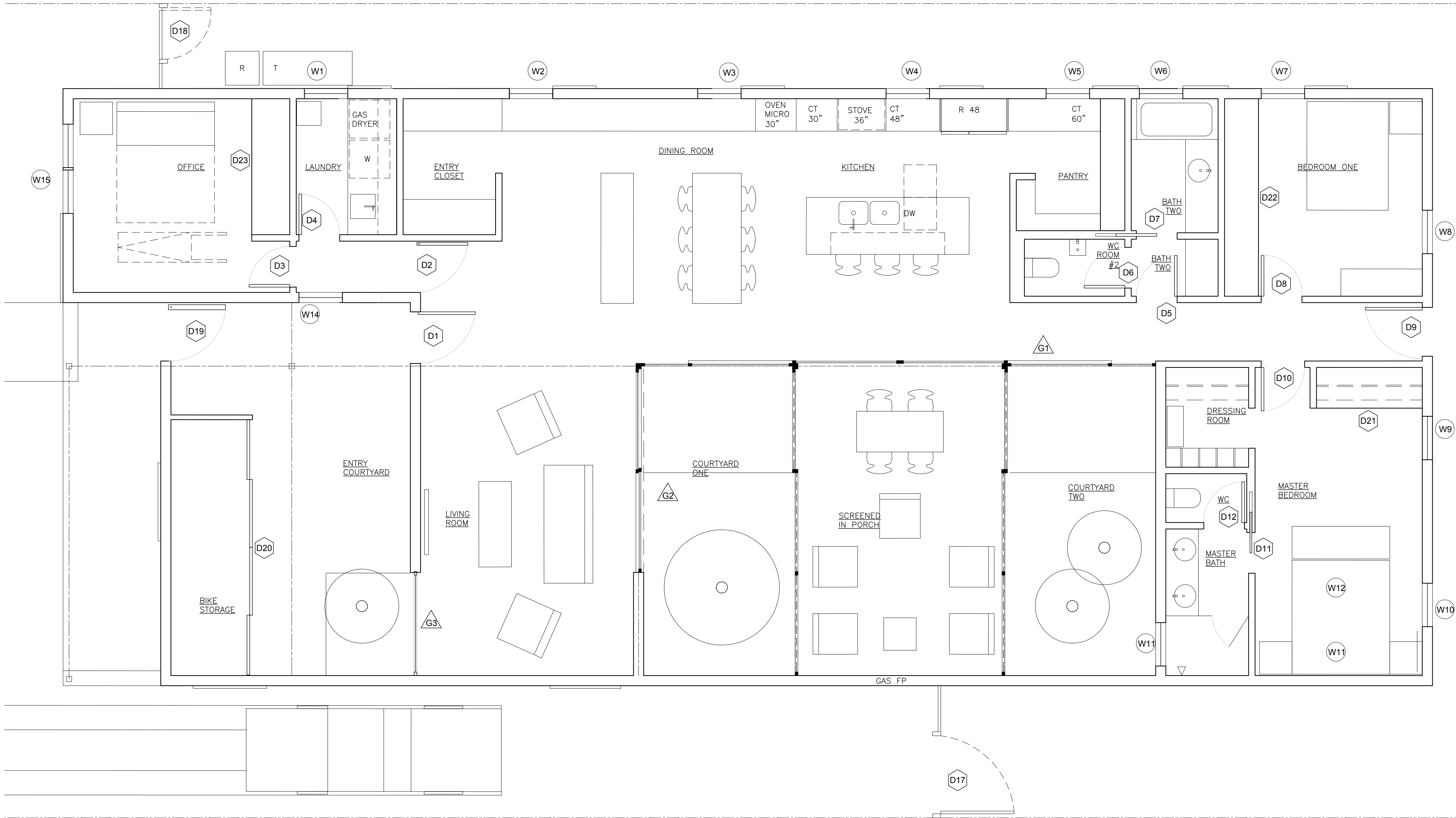
CONSTRUCTION SET

DATE:
September 15, 2019

DRAWING TITLE
LONG SECTION

SHEET
A6.2

NOTES:
1. DO NOT SCALE DRAWINGS,
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1 FLOOR PLAN WITH WINDOW/DOOR TAGS
SCALE 1/4" = 1'-0"

NO.	SIZE (WxHxT)	QTY.	TYPE	MAN'F/STYLE	FRAME	MATERIAL	HDWR SET	DOOR TRIM	REMARKS
001	3'-0" X 8'-0" X 2-1/4"	1	ENTRY DOOR	WD/PT	SOLID WD/PT	HW-	WD/PT		
002	3'-0" X 8'-0" X 1-3/8"	1	PIVOT DOOR PANEL	WD/PT	SOLID WD/PT	HW-	WD/PT		
003	2'-6" X 7'-0" X 1-3/8"	1	INT DOOR	WD/PT	SOLID WD/PT	HW-	WD/PT		
004	2'-6" X 7'-0" X 1-3/8"	1	INT DOOR	WD/PT	SOLID WD/PT	HW-	WD/PT		
005	2'-6" X 7'-0" X 1-3/8"	1	INT DOOR	WD/PT	SOLID WD/PT	HW-	WD/PT		
006	2'-6" X 7'-0" X 1-3/8"	1	INT DOOR	WD/PT	SOLID WD/PT	HW-	WD/PT		
007	2'-6" X 7'-0" X 1-3/8"	1	INT DOOR	WD/PT	SOLID WD/PT	HW-	WD/PT		
008	3'-0" X 7'-0" X 1-3/8"	1	INT DOOR	WD/PT	SOLID WD/PT	HW-	WD/PT		
009	3'-0" X 8'-0" X 2-1/4"	1	INT DOOR	WD/PT	SOLID WD/PT	HW-	WD/PT		
010	3'-0" X 7'-0" X 1-3/8"	1	INT DOOR	WD/PT	SOLID WD/PT	HW-	WD/PT		
011	3'-0" X 7'-0" X 1-3/8"	1	GLASS DOOR + SWING	WD/PT	ALU/GLASS	HW-	WD/PT		
012	2'-6" X 7'-0" X 1-3/8"	1	INT DOOR	WD/PT	SOLID WD/PT	HW-	WD/PT		
017	4'-6" X 6'-0" X 2"	1	GATE	-	-	HW-	-		
018	4'-6" X 6'-0" X 2"	1	GATE	-PT	-	HW-	-		
019	3'-6" X 7'-0" X 2"	1	ENTRY PIVOT DOOR	WD/PT	SOLID WD/PT	HW-	WD/PT		
020	15'-0" X 7'-0" X 2-1/4"	1	EXT SLIDING DOOR SYSTEM	WD/PT	SOLID WD/PT	HW-	WD/PT		
021	5'-0" X 7'-0" X 1-3/8"	1	CLOSET DOORS	WD/PT	SOLID WD/PT	HW-	WD/PT		
022	5'-0" X 7'-0" X 1-3/8"	1	CLOSET DOORS	WD/PT	SOLID WD/PT	HW-	WD/PT		
023	5'-0" X 7'-0" X 1-3/8"	1	CLOSET DOORS	WD/PT	SOLID WD/PT	HW-	WD/PT		

NO.	SIZE (W x H)	TYPE	QTY.	MAT.	FIN.	MAN'F	MAN'F #	REMARKS
1	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		
2	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		
3	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		
4	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		
5	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		
6	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		OBSOURED GLASS FOR ARCHITECTS APPROVAL
7	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		
8	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		
9	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		
10	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		
11	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		OBSOURED GLASS FOR ARCHITECTS APPROVAL
12	2'-8" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		
13	(2)2'-4" x 4'-11"	SINGLE HUNG	1	ALU	ALU	MILGARD		DOUBLE SINGLE HUNG

= CHANGES REQUIRED TO EXISTING M.O.
GENERAL NOTES:
1. EXACT DIMENSIONS TO BE VERIFIED IN FIELD.
2. QUANTITIES TO BE VERIFIED BY CONTRACTOR.
3. THE CONTRACTOR SHALL VERIFY THAT ALL NEW WINDOWS WHICH ARE SPECIFIED WILL FIT WITHIN EXISTING FRAMING PRIOR TO ORDERING.

Issued for Historical Preservation
Issued for Bid
Issued for Building Permit
Issued for Construction

2018/02/26
2018/06/15
2019/06/00
2019/06/00

THEIS FAMILY
RESIDENCE

429 DEVINE ST.
SAN ANTONIO, TX.

CONSTRUCTION SET

DATE:
September 15, 2019

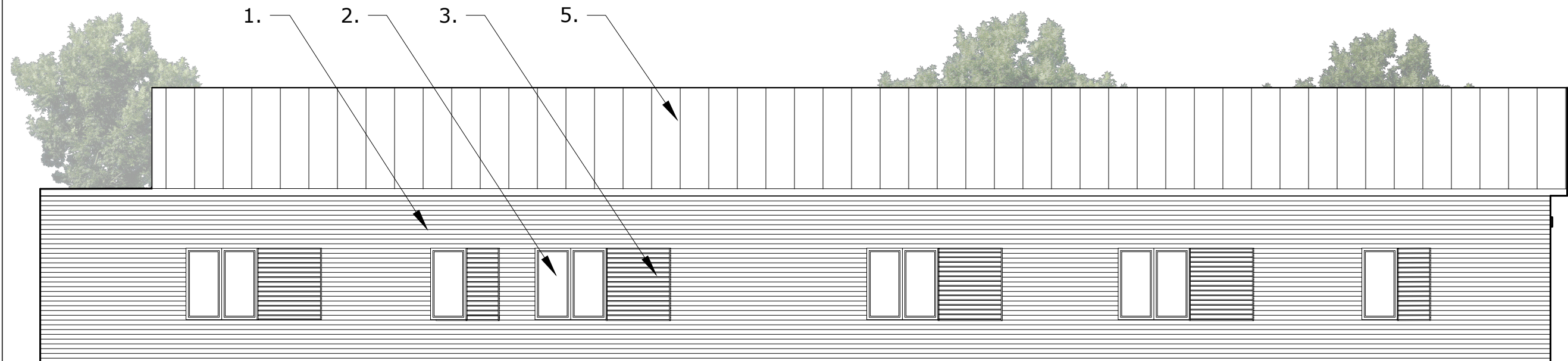
DRAWING TITLE
DOOR, WINDOW
SCHEDULES

SHEET
A11.0



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

PREVIOUSLY APPROVED DESIGN



2 WEST ELEVATION
SCALE 1/8" = 1'-0"

General

1. Shou sugi ban brushed matte charcoal gray 1x4 wood siding, tongue and groove.
2. Milgard Aluminum Horizontal Sliding window with bronze anodized finish.
3. Exterior Window Shade: black powder coated steel frame with stained cypress louvers
4. Solid Wood Door
5. Standing seam metal roof with 21" wide panels, seam 1" height, a crimped ridge seam and a standard galvalume finish.

Porch construction

21. 2x8 beam
22. 2x6 rafters
23. 3/4" decking at porch ceiling, stained charcoal gray
24. 6x6 wood columns, stained charcoal gray
25. Brushed finish concrete porch floor

English Vendrell
Architects

T 773.450.3266
E mkemkenglish@gmail.com

PROJECT # SA01

REVISED:
April 1, 2018

PROPOSED THEIS
FAMILY
RESIDENCE

SUSAN & RICHARD
THEIS WITH FAMILY

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
April 1, 2018

DRAWING TITLE
ELEVATIONS

SHEET 9

PREVIOUSLY APPROVED DESIGN

English Vendrell
Architects

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Emkengkenglish@gmail.com
PROJECT # SA01

REVISED:
April 1, 2018

PROPOSED THEIS
FAMILY
RESIDENCE

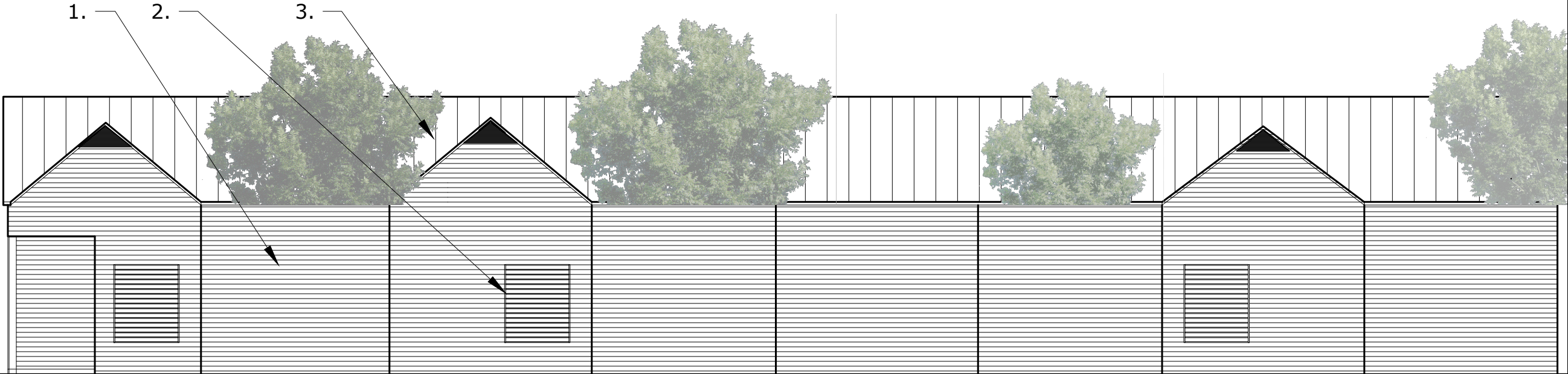
SUSAN & RICHARD
THEIS WITH FAMILY

429 DEVINE ST.
SAN ANTONIO, TX.

DATE:
April 1, 2018

DRAWING TITLE
ELEVATIONS

SHEET 9B



- 1. Shou sugi ban brushed matte charcoal gray 1x4 wood siding, tongue and groove.
- 2. Exterior Window Shade: black powder coated steel frame with stained cypress louvers
- 3. Standing seam metal roof with 21” wide panels, seam 1” height, a crimped ridge seam and a standard galvalume finish.

1 EAST ELEVATION
SCALE 1/8" = 1'-0"